

Department of Public Safety - Commonwealth of Massachusetts
One Ashburton Place – Boston – MA 02108
Board of Elevator Regulations – Hearings
Minutes – October 26, 2010 – 1:00PM

PRESENT:

John Caughey, Chairman
John Otis, Member
Sandra Pickering, DPS – Admin Asst.

Gene Piermattei, Secretary – Designee
Harold J. McGonagle, Member
Deborah Ho, DPS – Admin Asst.

Michael J. Nicoloro, Jr., Member
Kevin McGettigan, Member

GUEST:

Mauori Stavenson, Project Manager, Boston Housing Authority – 30-58 Annunciation Road – Boston, MA
Chris Costello, Jacobs Engineering
Bill Jemilo, Thyssen Krupp

Stephen Sousa, Sousa Design Architects – Tavern in the Square – 161 Brighton - Allston, MA
Peter M. Wallack, Delta Beckwith

Chris Kimball, Beth Israel Hospital – 330 Brookline Ave – Boston, MA
John Petty, Schindler Elevator

ABSENT/EXCUSED:

John O'Donoghue, Member

- I. Meeting called to order – John Caughey, Chair – introductions of the board members -Gene Piermattei, Secretary – Reciting the General Laws – Reviewing the minutes – name missing from the Absent/Excused – Kevin McGettigan – will add the name on the Oct 19th minutes – Moment of silence for the passing of board member Mark Mckown. Mr. Caughey requests a motion to accept the minutes with its corrections. – Mr. Caughey introduces all the members of the board.

Motioned by: Kevin McGettigan
Seconded by: Michael Nicoloro, Jr.
Vote: Approved

II. 1:00PM – Boston Housing Authority - 30-58 Annunciation Rd – Boston, MA

John Caughey cites the Opening Meeting Laws – Public Hearing - rules and regulations to the Guest – welcomes the petitioners – introduction of members - Gene Piermattei, Secretary, recites the General Court laws, sections, rights to have legal counsel if needed – administering the oath - installation located at 30 Annunciation Rd – Boston – Asked if an elevator permit has been applied for - Mauori Stavenson stated yes – Mr. Stavenson stated Boston Housing Authority has cameras installed in the elevators and would like to run cables through the elevator shafts – thought that Boston Housing Authority had all the necessary variance and would like to request for the waiver - explained the designs of the cables and cameras, the cable would feed to the video return to protect the elevators.

Mr. Caughey asked if the cables are low voltage or not – is this cable is in addition or in lieu of - Mr. Stavenson stated it is low voltage – it is an additional cable that will run down the shaft instead of up to the roof - this will be able to capture the location of

the cameras in elevators -Kevin McGettigan ask where will the cameras be in what elevators – Mr. Stavenson stated that the camera will be installed in all elevators – Mr. Caughey asked how big is the conduit - the voltage on the cable – Mr. Jemilo stated that it is a CAT 5/6 – 3/4 pipe - each wire is 12 voltage with a total of 48 voltage – Mr. Caughey asked the location of the installation – Mr. Piermattei asked what company will be installing the cables – Mr. Stavenson stated that the installation will be in four (4) elevators two (2) separate building – at the Alice Taylor buildings – Thyssen Krupp will be installing the cables - Motion to approve the variance by Harold McGonagle. – Mr. McGettigan stated that Boston Housing Authority must hire a licensed company to perform all work – Mr. Piermattei has asked if the conduit will be marked – Mr. Stavenson stated yes.

Motioned by: Harold McGonagle

Seconded by: Kevin McGettigan

Vote: Granted

III. **1:20PM – Tavern in the Square – 161 Brighton Avenue – Allston, MA**

John Caughey cites the Opening Meeting Laws – Public Hearing - rules and regulations to the Guest – welcomes the petitioners – introduction of members - Gene Piermattei, Secretary, recites the General Court laws, sections, rights to have legal counsel if needed – administering the oath - installation located at 161 Brighton Ave – Allston – to extend the height of a wheelchair lift to 17' 5' - asked if an elevator permit has been applied for – Mr. Sousa stated no – Mr. Caughey asked the petitioners to describe the project – Mr. Sousa describes the project as: it an existing Restaurant that has been transferred to the Tavern on the Square – the owners would like to add a roof deck to the existing Restaurant as part of the renovation – they owners would like to make is accessible – make it least amount of hardship because a Lula will be needed to go down to the basement and there is some conflict with the existing mechanics in the basement – Mr. Otis stated that the State has a limit of 12' and asked if they were aware of the fact. Mr. McGettigan asked what types of limitations in the mechanics – Mr. Sousa stated in the specific location of the storage and the vertical access; means that they would need to move the mechanics – a 3" verses a 42" lula pit will be needed for the wheelchair – Mr. Wallack stated that they would have to move mechanics such as hot water heaters and sprinklers pipes – Mr. Piermattei asked if this project gone before the AAB – Mr. Wallack stated that the Lula and wheelchair lift is equally coded – and that the is no requirement for this project to go before the AAB. Gene stated it's no according to John Hopkins of the AAB – Mr. Wallack stated that it is on the same paragraph in the AAB code. Mr. Piermattei ask if there is an elevator in the building – Mr. Sousa stated no – Mr. McGettigan asked – what is in line of the HVAC system – Mr. Sousa stated that there is an existing HVAC on the roof – Mr. McGettigan asked if it was in the way – Mr. Sousa stated that there is an opening on the front side to avoid the HVAC. Mr. McGonagle asked is there is any handicapped facility on the ground flr. – Kevin stated that the State limits 12' and Nationally it is 14' – going beyond the State limits. Mr. McGonagle asked if the project has gone before Boston Zoning Boards of Appeal – Mr. Sousa stated the BRA has approve the project - Mr. Wallack shows the board the product and company that will manufacture the lift – Mr. Otis asked if there was any room to install an elevator – Mr. Wallack responded by saying if there was enough money, maybe it can happen. Mr. McGonagle asked if there was a plan in place for the stock for the roof deck and that people might use the wheelchair lift as a dumbwaiter, for trash and for other uses instead of transporting wheelchairs – Mr. McGettigan asked if there was another plan for traveling to the roof deck. Mr. Piermattei stated that he had the same concerns as Mr. McGonagle – Kevin McGettigan motion to Deny the variance.

Motioned by: Kevin McGettigan

Seconded by: John Otis

Vote: Denied

IV. 2:00PM – Beth Israel Hospital – 330 Brookline Avenue – Boston, MA

John Caughey cites the Opening Meeting Laws – Public Hearing - rules and regulations to the Guest – welcomes the petitioners – introduction of members - Gene Piermattei, Secretary, recites the General Court laws, sections, rights to have legal counsel if needed – administering the oath - installation located at 330 Brookline Avenue – Boston – Beth Israel Hospital - Mr. Piermattei asked if an elevator permit has been applied for – Mr. Kimball stated yes. The purpose of the variance is to cover the security equipment that was installed during a renovation 3-4 years ago. This equipment is exclusive for the elevator service and it needs to be locked up. Mr. McGettigan stated that anyone and all who enters the elevator equipment areas must all be a licensed elevator – has motion to abate violation; Sandra Pickering will abate per the Board of Regulation –

Motioned by: Kevin McGettigan
Seconded by: Harold McGonagle
Vote: To abate violation

Board of Regulation Members to review Oct 19, 2010 Petitions as followed:

Stonehurst – The Robert Treat Estate - 100 Robert Treat Plain Dr – Waltham – MA

Existing building - was to make the estate a museum – has an old elevator shaft and would like a variance to 12' 2" adding a wheelchair lift – Michael Nicoloro, Jr. motion to approve the variance.

Motioned by: Michael Nicoloro, Jr
Seconded by: John Otis
No Vote by: Kevin McGettigan
Granted: 5-1

Kesler School – 22 Kent Street – Somerville – MA –

Petitioner has requested a variance to install a wheelchair lift at the left entrance of the building – the height of 13'10" is needed – Mr. Piermattei motioned to grant the variance provided that they have spoken to AAB for their approval. Sandy Pickering stated that the AAB has given them the go ahead.

Motioned by: Gene Piermattei
Seconded by: Michael Nicoloro, Jr.
No Vote by: Kevin McGettigan
Granted: 5-1

North Shore Community College – 1 Ferncroft Road – Danvers MA

Mr. Robert Maiocco of Stanley Elevator has requested a variance for the purpose to provide electrical contact to be put on the access door and must be clearly marked "Elevator Hoistway" – an MRL design had been approved – Mr. McGettigan stated it has met by the codes – Michael Nicoloro, Jr. motioned to grant the variance.

Motioned by: Gene Piermattei
Seconded by: Michael Nicoloro, Jr.
Vote: Granted

61 Mount Vernon Street – Boston –

As described to the members that a cage be installed on the ladder of the roof top. Pictures were shown of the roof top and where the cage was to be installed – the installation would have to be approved by the neighbor of 63 Mt. Vernon Street for the fact that the ladder was attached to their building – members asked whether or not if there was sufficient room for people to walk on roof – yes there is sufficient room as shown – there is a deck at the top of the roof – a suggestion was made to have a railing and mats to be installed for safety purposes – Building manager will comply. Ask who was requesting the cage – an inspector has made that request. Mr. Piermattei has motioned to abate.

Motioned by: Gene Piermattei
Seconded by: Michael Norocolo, Jr.
Vote: To Abate Violation

Lynn Community Health – 169 Union Street – Lynn – as described to the members what has been requested by the petitioners – to install a Synenergy 85S elevator at premises- this product is a new product which had been install in two (2) ago in Tennessee – there are several levels of project. Mr. McGettigan stated that the designs on the 1st showing seem very different – Mr. Piermattei concerns were whether the bolts were either bolted or welded - Mr. Caughey did not know why Stanley purchased the product before any approvals – suggested that they can install one Synenergy 85S at premises – although the board would like more information on the product – Kevin a motion made for the variance to allow one (1) Synenergy 85S elevator.

Motioned by: Kevin McGettigan
Seconded by: Harold McGonagle
No Vote by: John Otis
Granted: 5-1

Motion to adjourn by: Kevin McGettigan

Submitted by: Deborah Ho